



Smart Growth Land Development Regulations

Sponsored by:
Active Living Leadership
Healthy Transportation Network

Organized by:
Local Government Commission

San Diego — June 23, 2005



Overview

Paul Zykovsky, AICP
Local Government Commission

www.lgc.org

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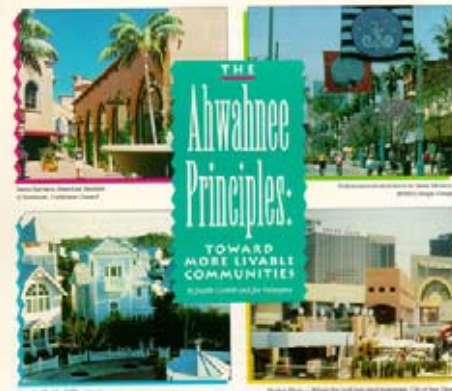
- Nonprofit membership organization based in Sacramento, CA of local government officials – elected and staff
- Founded in 1979 to work on energy issues
- During 1980s expanded to work on pollution prevention, waste management, hazardous waste
- 1991: Started working on land use issues



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The Ahwahnee Principles, 1991

- Revitalize existing parts of our communities through infill development
- Plan complete and integrated communities with mix of uses
 - Within walking distance of one another
 - Within walking distance of transit stops
 - With a diversity of housing types
 - With a center focus



“This everywhere are facing similar problems - increasing traffic congestion and worsening air pollution, the continuing loss of open space, the need for costly improvements to roads and public services, the inequitable distribution of economic resources, and the loss of a sense of community. The problems seem overwhelming, and we suffer from their consequences every day. City officials in Madrid and every place becomes like every other place, and all adding up to No Place.”

Many of our social, economic and environmental problems can be traced to our practices toward cities. Since the 1950s, we have been to adopt a notion that life would be better and we would all become freer and more secure and build our communities around the automobile. Gradually, rather than increasing our diversity, we created kind and planning for suburban systems. Then, it took much more time than it could be seen as our daily activities. We need to

reimagine the city - there is an older notion. We need to see a better way for a culture of cities, it is the challenge to take longer practices, even when out of the back door driving to a place to see, but we need to become more thoughtful and serious about these issues. We need to see how as communities individuals waiting for the night light to change rather than dealing with traffic at the corner, even or playing ball we see how with the neighborhood built.

Robert Cervero and John Carr



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The Ahwahnee Principles for More Livable Communities

- Embraced by local government officials in California and other states
- LGC initiated programs on land use and transportation planning
- 1993 created Center for Livable Communities
- Over 180 cities and counties in California adopted all or part into their planning documents
- Since 2001 have organized National New Partners for Smart Growth Conference
 - January 26-28, 2006: Denver, CO



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Implementation Strategy

- Plans should be developed through an open process and participants in the process should be provided visual models of all planning proposals.



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Participation Tools for Better Land-Use Planning

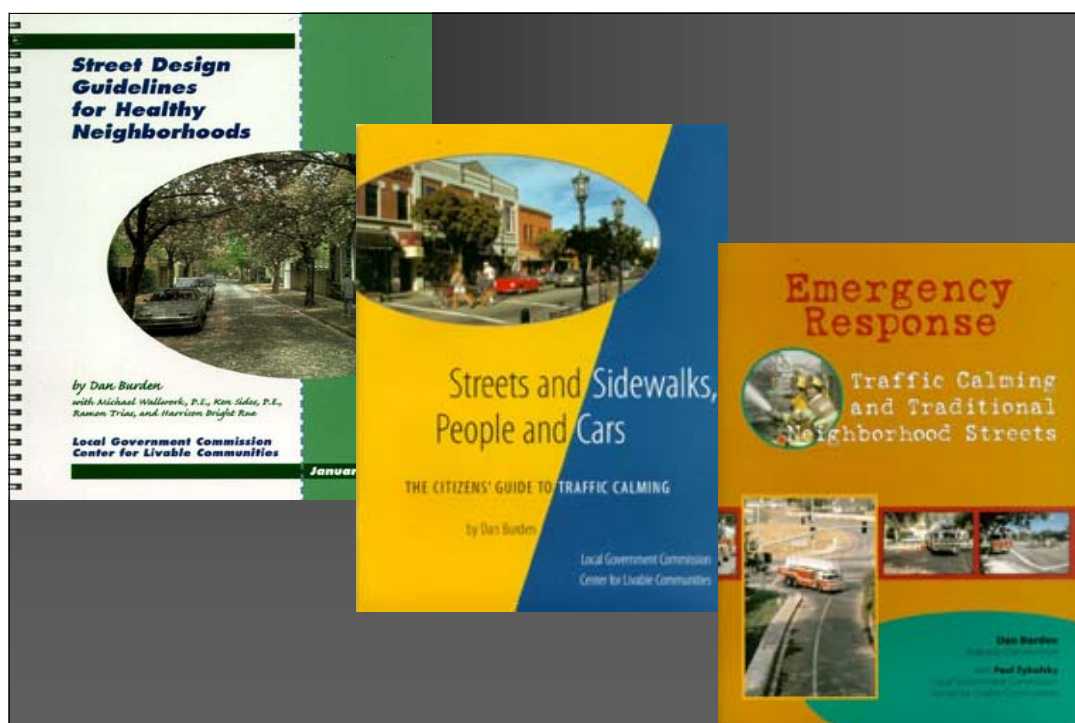
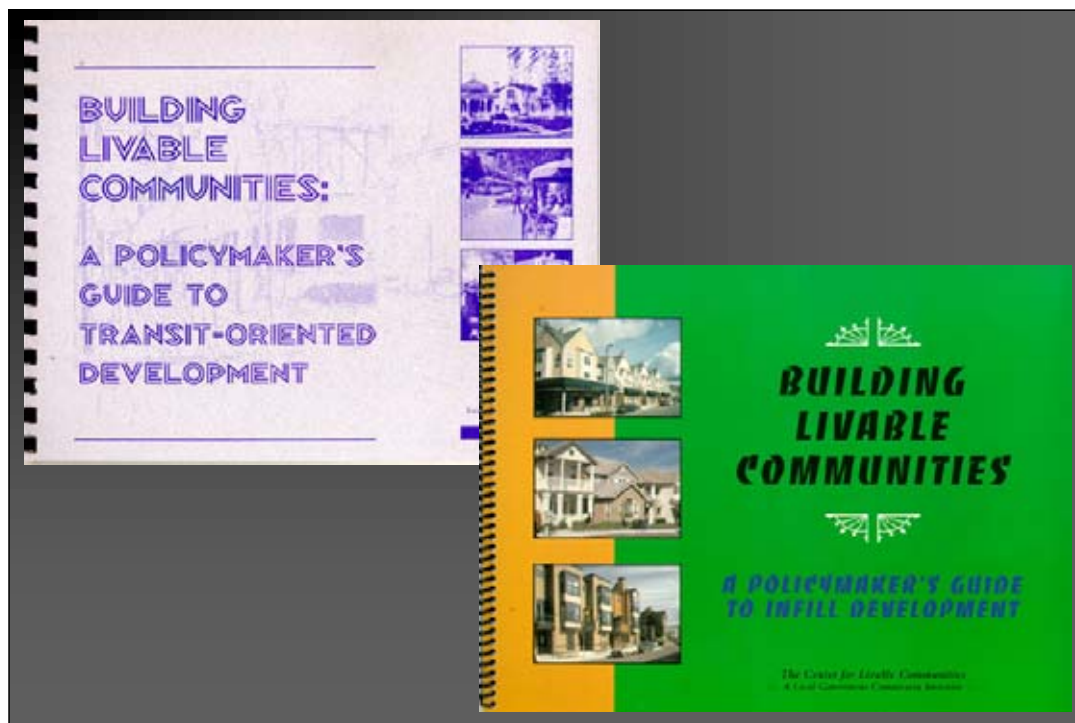
Techniques
&
Case
Studies

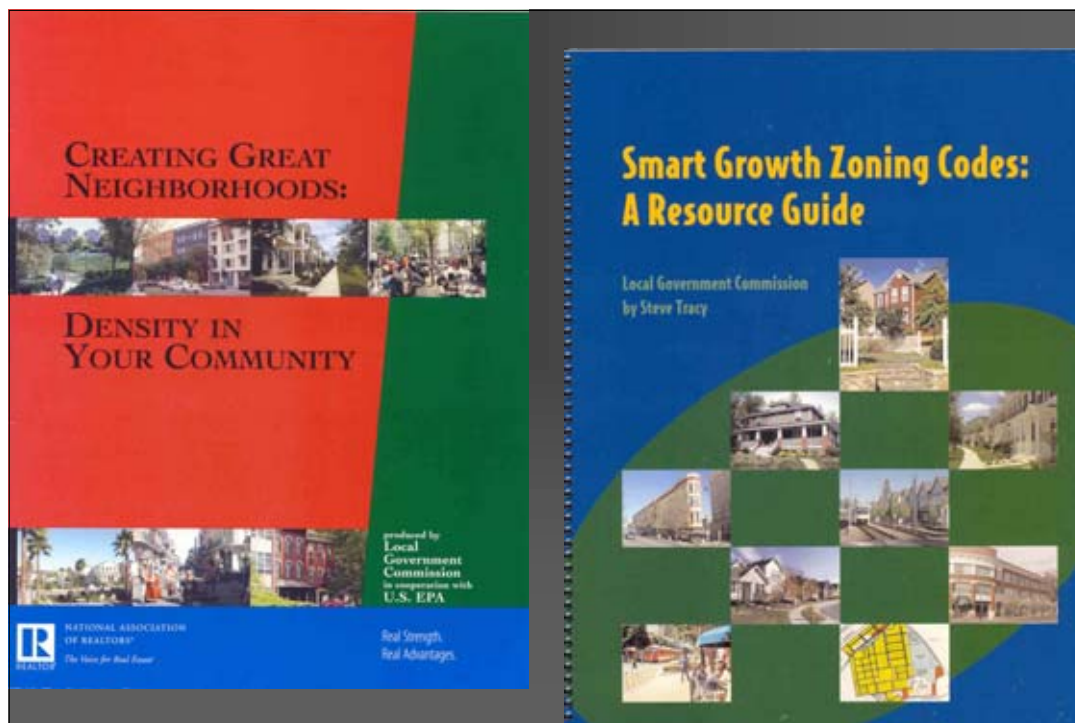


The Center for
Livable Communities

A Project of The Local
Government Commission

2nd Edition
June 1997







Community Image Survey Results

Score: - 4.2

1



Community Image Survey Results

Score: +3.8

21



Community Image Survey Results

Score: -2.1

2



Community Image Survey Results

Score: +3.1

22



Community Image Survey Results

Score: -2.9

3



Community Image Survey Results

Score: +4.1

23



Community Image Survey Results

Score: -2.5

5



Community Image Survey Results

Score: +4.3

25



Community Image Survey Results

Score: -4.1

8



Community Image Survey Results

Score: +3.1

28

Alternative Patterns of Development



Traditional

Conventional

Conventional Pattern: Disadvantages

- Segregated uses
- Lack of connections
- Automobile-dependent, more traffic congestion
- Not conducive to active living, less healthy
- Low-density, land-consumptive
- More water pollution runoff from paved surfaces
- Housing segregated by income level and type
- Lack of community gathering places



Traditional Pattern: Advantages

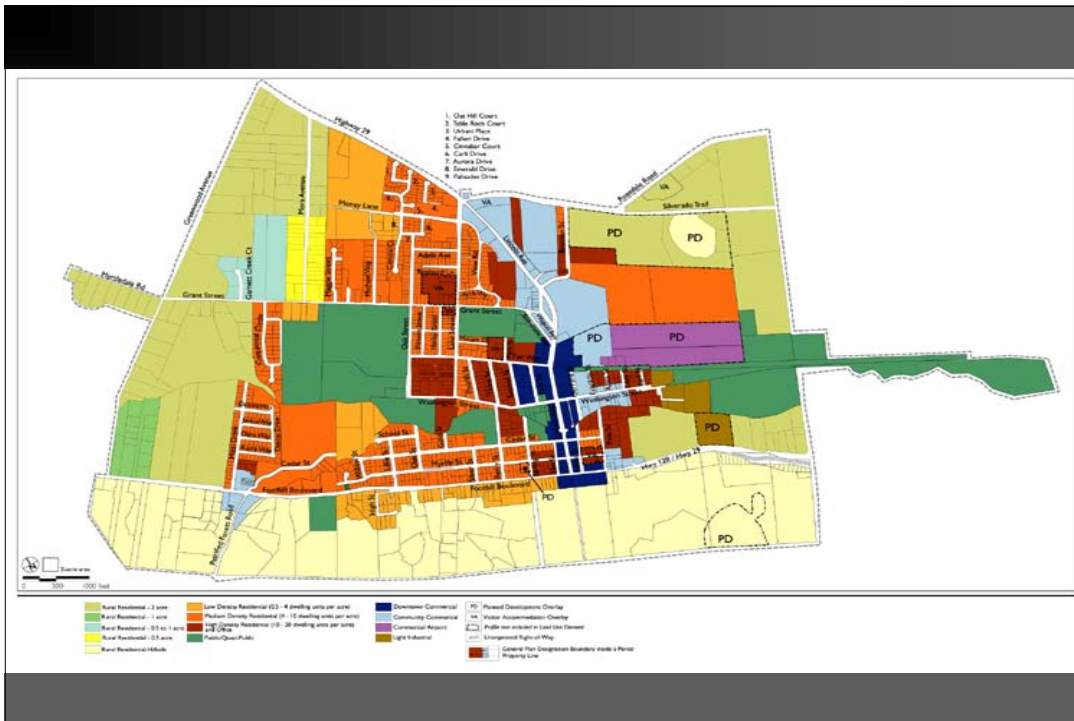
- Integrated uses
- Many connections
- Friendly to pedestrians, bicyclists and automobiles
- Supports active living, healthy lifestyles
- More compact, consumes less land
- More permeable surfaces, less water runoff
- Mix of housing by income level and type
- Community gathering places



Problems with Conventional Zoning

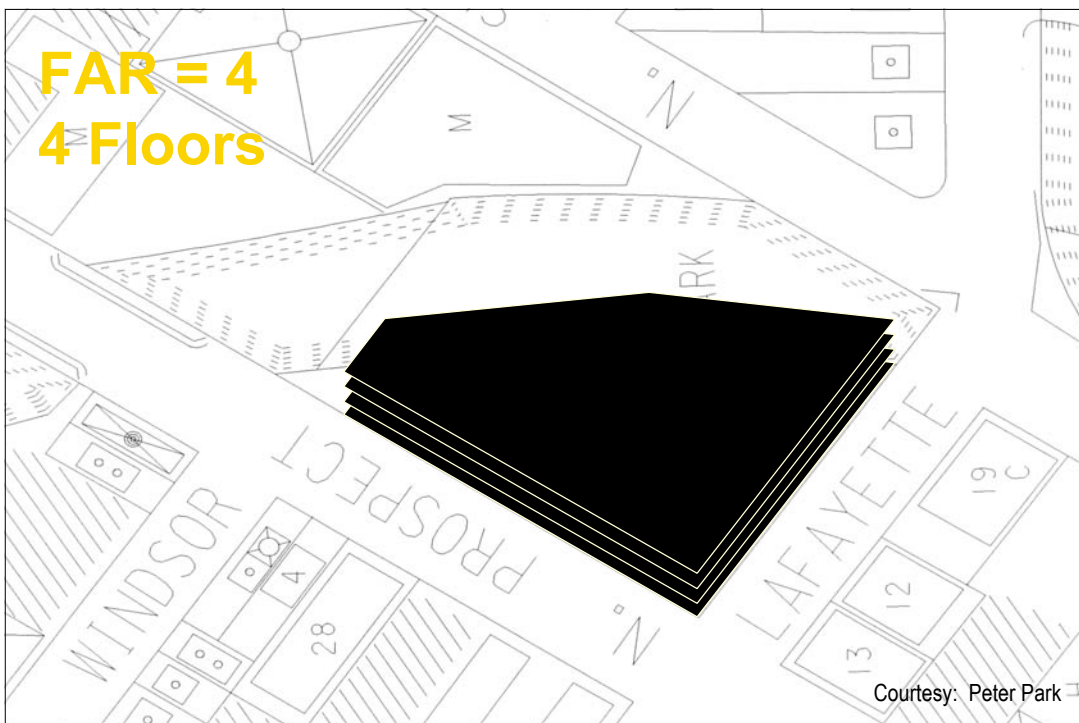
- Regulate Use and Intensity
- Residential Development
 - Code doesn't tell us what neighborhood will look like
- Commercial Development
 - Floor Area Ratio doesn't tell us how building will relate to street and other buildings



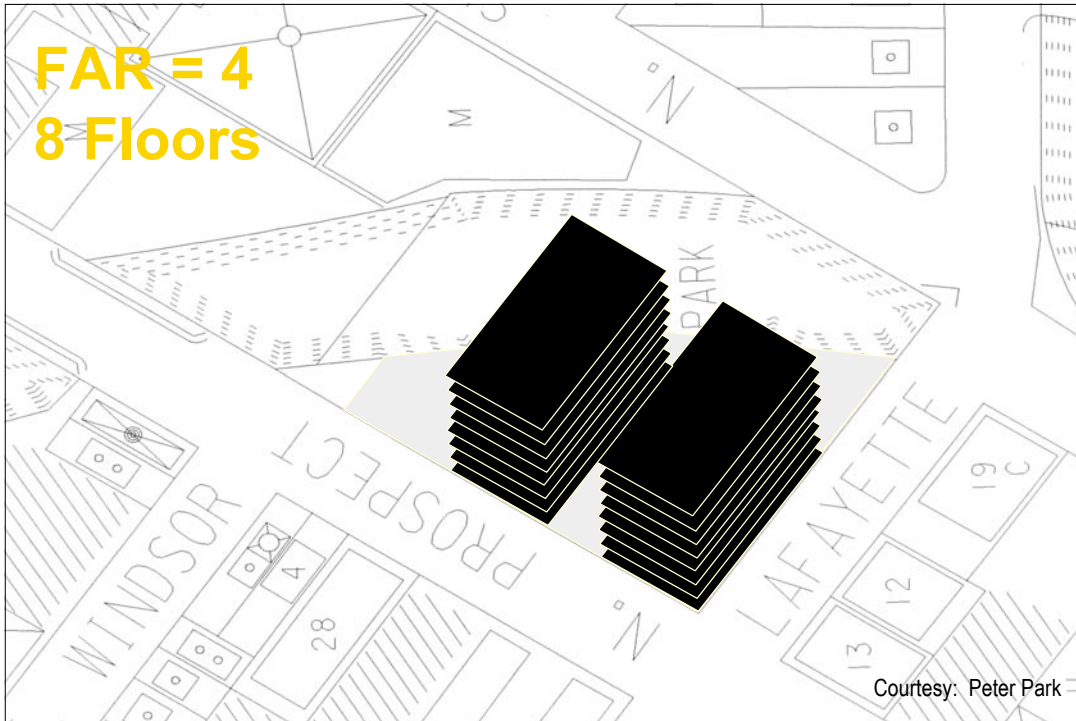




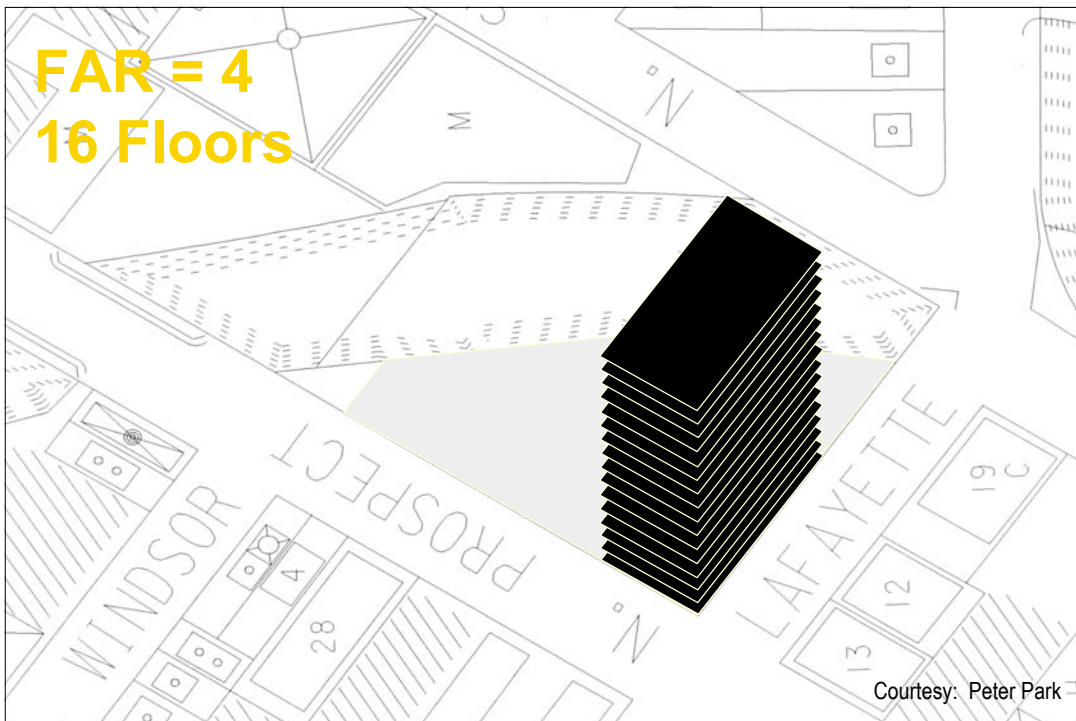


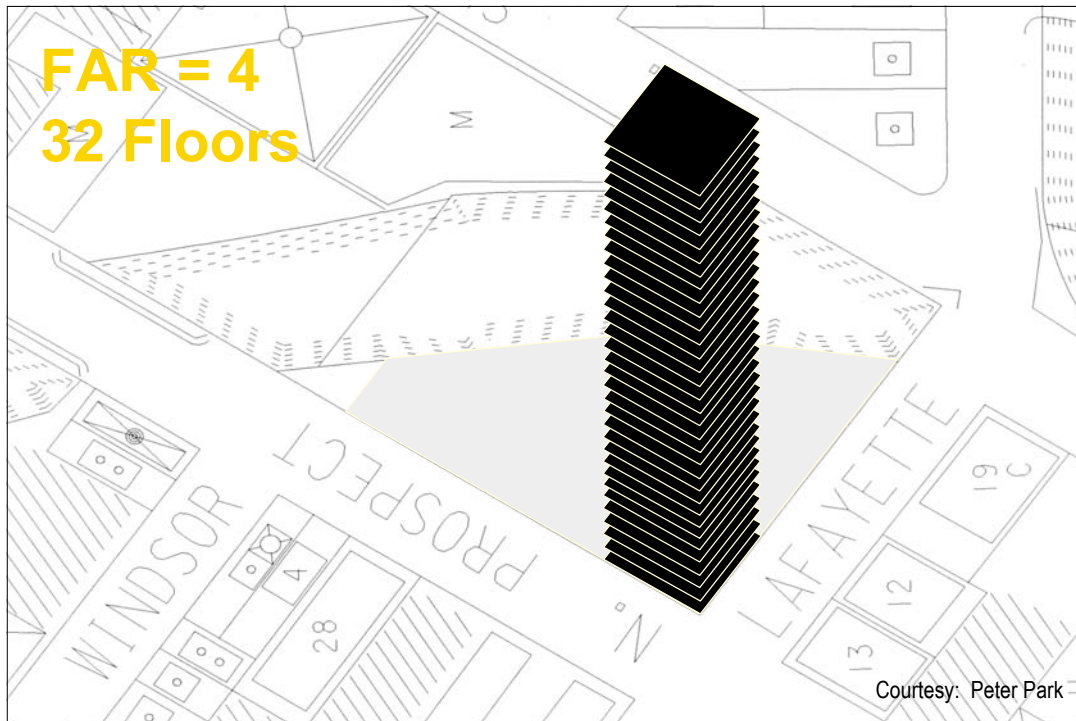


FAR = 4
8 Floors



FAR = 4
16 Floors







Examples of Land Development Regulations

- State Planning Statutes
- Zoning Ordinances
- Building Codes
- Subdivision Regulations
- Street Standards
- General/Comprehensive Plans



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Workshop Agenda

- Tom Carter: The developer's perspective
- Paul Crawford: Form-based codes
- Steve Tracy: Administering the codes
- Paul Zykovsky: Street design
- Alex Kelter: Community design and health
- Patrick Siegman: Reforming parking requirements



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Workshop Agenda

Case Studies

- Michael Stepner: National City
- Laura Hall: Petaluma
- Daniel Parolek: Hercules

- Final Q&A Session



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